

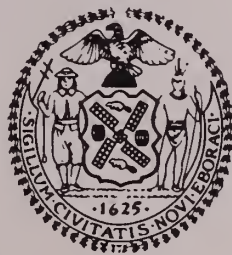


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Summary

THE SOUTH BRONX

A PLAN FOR REVITALIZATION



DECEMBER 1977

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Summary

THE SOUTH BRONX

A PLAN FOR REVITALIZATION



CITY OF NEW YORK
Abraham D. Beame, Mayor

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INTRODUCTION

INTRODUCTION

The South Bronx is one of New York City's distressed areas. It also has become a symbol of the social and economic decay that threatens many of the nation's cities. The multitude and magnitude of the problems that exist in the South Bronx and their rapid spread in a brief time span, are staggering. The statistics tell the grim story.

Business and Jobs

- Since 1965, the South Bronx has lost more than 40 per cent of its manufacturing jobs.
- Since 1973, the area lost approximately 300 firms and 10,000 jobs.

Housing

- Between 1970 and 1975, the South Bronx lost 16 per cent of its housing, approximately 43,000 apartments.
- Almost 6,900 residential parcels owe taxes for more than one year.
- In 1975, one out of every four structural fires in the City occurred in the South Bronx.
- There are now over 3,000 vacant lots and buildings occupying over 500 acres in the area.

Population

- The population of the South Bronx dropped 14 per cent since 1970.
- Per capita income is 40 per cent of the national average.
- In 1976, one out of every three residents was on welfare.
- One out of four students entering academic high schools actually graduates.
- As much as 25-30 per cent of the eligible work force is unemployed.

The area and its problems have been a center of wide debate. Numerous

journalistic stories and public and academic studies have focused national attention on the pathology of what has occurred, the statistics, the needs, the tragic proportions. Most recently the City, in a study prepared by the Department of City Planning and the Office of the Bronx Broough President, highlighted the issues and proposed a general approach to address them.

President Carter's visit to the South Bronx on October 5, 1977 confirmed what all those close to the problem had seen and said before: that the problems of the South Bronx were galloping at a pace far exceeding the capacity of the City's present resources to respond; that only an extraordinary effort combining Federal, State, City, private and community resources could begin to reverse the overwhelming deterioration of a major portion of the Borough of the Bronx. It confirmed that only the Federal government has both the resources on the scale required and the power to pull together the other necessary parties, especially private participation, at the level at which such a major effort must be focused.

Responding to the challenge of the President's tour, the City has prepared a new plan for the South Bronx. Several themes and premises upon which the plan is founded should be emphasized.

First, the program must be multi-year. For planning purposes we have assumed a five-year period for the major components of the program.

Second, for the plan to succeed, for us to be able to respond rather than react, we have to be assured of reliable, continuous funding commitments with which we can plan ahead. Without resources we can count upon, we will be no better off than we are now, patching up the problems nominally and long after the fact.

Third, the program has to be comprehensive. Its chief objectives must include: strengthening the local economy, offering job opportunities, improving the housing and living environment, improving education and manpower training. Among these, we have identified economic development and jobs as the most important need, followed by improved housing.

Fourth, the program must involve a close partnership among Federal, State and City governments and private business and community groups. Of course, the City will do its share and more. But we look to the Federal government to play a central role in providing the necessary long-term commitments and the strong coordination that the plan requires. Critical to the effort is the role of private institutions, particularly the banks and traditional lending sources, and commerce and industry. Without their strong commitment, any plan we put forth is seriously flawed, if not doomed. We cannot rebuild the economy of the area and provide employment without assurances that job-generating commercial and industrial activities are committed. Development cannot occur without some private capital and without opportunities for gainful employment for the people we seek to attract to any improved housing we develop in the South Bronx. Otherwise we would only guarantee that the restored areas will house a vast publicly dependent population, thereby recreating some of the problems that destroyed the South Bronx neighborhoods in the first place. Implicit in this goal is that job opportunities, both in permanent and temporary employment, should be created primarily for the benefit of the people of the South Bronx.

Fifth, the plan builds on existing strengths on several levels. Physically, it seeks regeneration of areas working around neighborhood cores which are still sound, where the people and community institutions are stead-

fastly holding on and where adequate public services can still be provided. Administratively, the plan seeks to promote implementation through existing local groups wherever feasible. It stresses self-help, local sponsorship, ownership and management of housing and commercial and industrial projects.

As its starting point, the plan stresses combining the maximum use of existing Federal, State and City programs. We recognize that we cannot wait for massive new programs to begin the task. Many present programs provide adequate resources. Where they might be deficient, they may be made applicable by minor refinements and adjustments to the special circumstances of the South Bronx. However, we do not lose sight of the fact that, in the final analysis, nothing short of a major, Federally-directed and coordinated urban strategy can do the job to restore areas like the South Bronx. New strategies like the proposed national urban development bank will be critical to the long-term success of the program we outline.

Sixth, in shaping this proposal for the South Bronx, the City has to confront some very difficult policy issues. As dire as the needs of the South Bronx are, the area is only one of a number of neighborhoods throughout the City facing acute disintegration. Can a plan to re-develop the South Bronx be fit into a citywide framework that balances the needs of other equally needy communities? Can we balance our attention and resources so that we improve the South Bronx while at the same time preventing the spread of the blight incipient in other parts of the Borough? And how far can the City commit its own resources to a large-scale program consistent with the severe financial conditions it still faces?

These are real questions. We are very much aware of the dilemmas they pose, but are prepared to tackle them as part of fulfilling our share of the responsibility in any meaningful effort to redevelop the South Bronx. City programs already exist which can be applied. These include commercial revitalization, tax incentives and existing community development projects, as well as some city-funded improvements.

On the scale of needs, this plan is modest, purposely tilted in the direction of what we perceive is realistic. We expect to continue to review it and refine it as we work with the community and with other interested public and private officials.

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT

Economic development has the highest priority among the components of this plan. This recognizes that much of the social and physical decay affecting the South Bronx stems from lack of employment for the people and a weakening of its commercial and industrial base. The state of the local economy is summarized by a few key indicators:

- The unemployment rate exceeds 20 per cent in some areas and runs as high as 25 to 30 per cent in others.
- Over 40 per cent of all manufacturing jobs in the South Bronx were lost between 1965 and 1975.
- An estimated 300 business firms have left the area since 1973, eliminating over 10,000 jobs.
- Commercial vacancies have increased significantly.

The most damaging indicators cannot be measured in numbers. They include the fear that prevails among many business people in the South Bronx over the future of the neighborhood, concern over security and safety of investments; the waning faith and sense of hopelessness that induces many of them to give up and flee to other areas.

It is essential that an economic recovery program for the South Bronx include strategies to:

- Provide meaningful jobs and training for the unemployed
- Create financial inducements and security for businesses
- Combine Federal, State, City and private resources
- Build around and reinforce existing programs and local institutions

Based on these general objectives, this plan contains two major economic development strategies: job creation and retention, and public improvements and services supporting economic development.

Supportive strategies include: capital improvements that provide better transportation access to commercial and industrial centers and lower energy costs, and better services for manpower, vocational education, security and plant services.

JOB CREATION AND RETENTION

Creation of new jobs and keeping jobs that still remain in the area is the top priority of this proposal. This program has three parts.

Industrial Development and Retention: The South Bronx has the most attractive industrial land in the City. The location, size and suitability of these properties for industry constitute one of the area's greatest assets. The attractions include:

- Major interstate routes which connect to provide excellent access to New Jersey, upstate New York, New England, Long Island and Manhattan
- A local highway network which allows for direct connections from a large area and provides alternative routes to destinations
- Waterfront zoned for industry and containing hundreds of acres of vacant and unused land, much of it City-owned
- Navigable inland channels with industrially zoned land along their banks
- Overland freight service and the City's major rail yard for sorting rail traffic for local delivery
- A public transportation network of buses and subways
- A ready labor pool from the vast force of unemployed residents

Industrial development programs in the South Bronx should take advantage of these rich resources to expand job opportunities, improve conditions for existing industries and attract new investment. Efforts should focus on

three industrial parks as follows:

- Acquisition and development of a new 100-acre industrial park in the Harlem River Yards and acquisition of a large modern industrial building for new industries
- Provision of public facilities in the 86-acre Zerega Industrial Park
- Improvements in the 115-acre Lyons Industrial Park to prepare for new construction.

Full development of these three industrial parks could result in more than 10,000 new manufacturing jobs.

To retain existing industries requires inducements and improvements in their physical surroundings and security. Within the various industrial areas, we have identified a number of projects which would significantly improve the business climate for South Bronx industry:

- In the industrial corridor from the Harlem River to Hunts Point, provision of high-intensity street lighting, improved industrial security, service improvements and development of underutilized land for on-site expansions, new parking and loading facilities and new infill construction
- In the Bruckner Tier (between the Bruckner Expressway and the Harlem River Yards) improved services and street repairs
- In Port Morris, provision of financial incentives for industrial renovations and marketing of underutilized manufacturing buildings
- In the Bruckner Tier and Port Morris, two vertical mini-industrial parks as demonstration projects to be acquired, developed and managed by community sponsors.

Commercial Revitalization: The City's past experience has demonstrated the importance of commercial strips to the stability of surrounding communities. Local shopping streets form the backbone of many communities. The strength of business on these streets often reflects the stability of the adjoining neighborhoods. Recognizing this interrelationship, the plan for the South

Bronx should incorporate commercial revitalization of the major shopping strips and centers in the area. The program should include improvements and beautification of streets, sidewalks and building facades, tree planting and installation of street furniture. Combined with these physical improvements are services to strengthen business associations, provide for better security, counseling and financial and technical assistance and facilitating loans.

The most important business centers in the area are the Hub at 149th Street and Third Avenue, and Fordham Road. At the Hub, plans call for a major new shopping center which would include a new department store and retail shops and physical improvements in the surrounding streets, bus and subway connections. There is also an existing proposal to merge development of this shopping center with construction of a new campus for Hostos Community College. These plans should be seriously considered and incorporated, if they prove financially feasible. A bus-only street in a transitway should be created in the Hub to improve service. On Fordham Road, a new department store and a 600-car parking garage are planned.

Financial Help for Small Businesses: The South Bronx has thousands of small businesses. They are the life blood of the local economy and employ tens of thousands of persons from the surrounding neighborhoods. They are clustered on dozens of neighborhood commercial strips scattered throughout residential areas. The variety of businesses reflects the area's diversity and the strong entrepreneurial drive of its people.

Problems faced by small businesses in the South Bronx are the same that business faces everywhere, but magnified because of the difficult environment in which they function. No overall strategy for economic recovery can ignore them.

This initial program concentrates primarily on the financial needs of small businesses throughout the South Bronx.

Because of the gifts and loans prohibition in the New York State Constitution, the City's ability to provide direct financial assistance to small businesses is extremely limited. Until such time as the State Constitution is amended, Federal programs are the only avenue of support open to South Bronx firms. However, to complement Federal assistance programs to the South Bronx and other areas of the City, policy proposals to reduce tax burdens on small firms are currently being readied for submission to the new City Administration and the State Legislature.

An objective of the proposed program is to generate financing from local banks for South Bronx businesses. In view of the overall deteriorated condition of many South Bronx neighborhoods, this will not be an easy task. However, as part of the overall program, local banks will be asked to make specific commitments of loan funds and technical resources to help the small businesses of the South Bronx.

Elements of the proposed program are to:

- Establish a \$10 million SBA Direct Loan Fund as part of the overall South Bronx recovery effort that will make low-cost (6 5/8 per cent), long-term (10-20 year) loans to small businesses so that they can renovate and improve their facilities. For this program, SBA processing should be simplified and SBA offices strengthened.
- Seek a commitment from New York commercial banks for a fund of approximately \$15 million to be used for conventional renovation and expansion loans to small businesses up to \$25,000 per loan.
- SBA 502 Local Development Corporation efforts to finance small business expansions in the South Bronx and provide supplemental funds for the required 10 per cent local share.
- Create a new Jobs Loan Program to provide low-interest (3

per cent) loans to new businesses and expanding firms that create at least 25 new jobs, and encourage and assist acquisitions by authorizing the issuance of letters of credit to sellers of premises for new and expanded businesses.

- Target Federal contracts for goods and services to existing firms in the South Bronx and induce new firms to locate in the borough.
- Expand Federal crime insurance for businesses to increase the range of insurable losses and raise the coverage from \$15,000 to \$50,000.
- Augment small business service centers to offer counselling and technical assistance to South Bronx firms.

PUBLIC IMPROVEMENTS AND SERVICES TO SUPPORT ECONOMIC DEVELOPMENT

South Bronx commerce and industry cannot flourish, nor can the area be made competitive and attractive, unless the environment in which business functions is enhanced physically and financially through capital improvements in transportation and energy systems and through better public services such as manpower training, vocational education and security.

Capital Improvements: Investment must be made in the area's transportation and energy systems in order to make the South Bronx a more efficient location for industry and commerce.

Transportation - Deteriorated local streets and arterial streets hinder efficient traffic movement. Some critical streets in commercial and industrial areas are in poor condition because maintenance funds are lacking and because they are heavily used and undermined by aging public facilities. Congestion on commercial streets causes unnecessary delays in deliveries and bus service.

In some parts, the street-highway system now requires circuitous routing to reach waterfront industrial concentrations along the Harlem River and in Hunts Point. Access to the Bruckner Expressway is poor and traffic control systems are outdated.

The rail freight network focusing on the Harlem River Yards and Oak Point Yards is underutilized and movement is impeded by clearance restrictions along the rights-of-way.

Some critical improvements in the transportation network would allow the City to tap the vast potential and natural attractions of the area for commerce and industry. These programs include:

Upgrading Arterials - Upgrading the main highways -- the Cross Bronx, Major Deegan, Bruckner and Sheridan Expressways -- should focus on improving access to the Harlem River Yards and to the Hunts Point Market. Other arterial improvements should include rebuilding parts of Bruckner Boulevard and construction of a new Bruckner/Sheridan Expressway interchange. Structural improvements to the bridges along the Major Deegan are recommended. New traffic surveillance equipment should be installed along the Cross Bronx Expressway.

Street Repair - Capital improvements should be made in and near existing industrial areas, new industrial parks and other economic development projects. New funds are needed: these could be provided by expanding the FAUS program and making it more flexible, increasing Public Works allocations or creating new programs to fund local street repair.

Rail Improvements - To maximize use of the area's rail network, tracks in major yards and in the Hunts Point Market should be improved. In addition, clearance restrictions on tracks should be removed to allow movement of modern trailers and construction of a new inter-modal terminal. Use of the Park Avenue railroad cut as part of the transit system should be reviewed. Use of the Hell Gate Bridge as a subway/commuter rail connection to Manhattan should be studied.

Commercial Revitalization - A new transitway would allow buses to move through the Hub -- the area's largest commercial center -- along a street reserved exclusively for their use. A subway station would be improved as part of the transitway project.

New Development - Transportation planning should be coordinated with economic development to identify needed improvements. For example, redevelopment in the Harlem River Yards would require determination of necessary highway, street and railroad improvements.

The State Department of Transportation should have an important role in South Bronx redevelopment by providing technical study funds from

the Federal Highway Administration and other sources, expediting planning, design and construction for Interstate, Federal Aid to Urban System and State primary projects; increasing New York City's allocation of Primary System funds; increasing reimbursement formulas for arterial highway maintenance, and expediting Federal grant applications and State rail bond funding for design and construction.

Energy - Industrial and commercial users in the City pay twice the national average for electricity. To lower energy costs and make the South Bronx industrial area competitive, the following energy-related programs should be considered in the short term:

- Incorporation of Federal, State and City energy conservation and solar energy incentives in South Bronx economic development programs to help reduce capital and operating costs of existing and new firms.
- Assignment of low-cost electricity by the Power Authority of the State of New York (PASNY) to eligible industry in City-owned industrial parks.
- Provision of low-cost waste steam and/or hot water to the South Bronx from a generating plant in Queens via an existing utility tunnel.

For the longer term, the following programs should be developed:

- After feasibility studies, conversion of solid waste and possibly sludge into low-cost fuel for industry in the South Bronx and Queens electric generating plants.

Public Services: Economic stability also depends on and is enhanced by the quality of public services provided to business firms and centers. Vital to the businesses of the South Bronx is an adequately trained and skilled labor force equipped to fill jobs developed by new economic development. It is critical to provide adequate security and safety for business property and employees. The South Bronx plan proposes to address these needs by the following proposals.

Job Training - In a five-year program, economic development efforts in the South Bronx could produce as many as 12,000 to 15,000 new jobs. Planning activities related to job training must involve an integrated and coordinated approach for the available programs.

At present, South Bronx programs receive portions of the City's CETA Titles I, II and III allocation, as well as tax levy funds. This money pays for training residents for entry-level jobs in three manpower centers, on-the-job training, Adult Work Experience, in-school and out-of-school youth programs and summer jobs for youth in cooperation with local nonprofit groups, churches and day care centers. School dropouts, public assistance recipients, people who speak English poorly, veterans and youths are enrolled in these programs in the South Bronx. To supplement the City's efforts in the South Bronx, the following manpower programs are proposed:

Job Corps Center - A nonresidential Job Corps Center to provide 500 youths with job skills.

Youth Community Conservation Project (YCCIP) - Job opportunities for 300 young people in building, parks maintenance and rehabilitation by increasing the City's allocation of Federal funds for Youth Community and Conservation Improvement Projects.

Youth Entitlement Program - A youth employment program funded by the Department of Labor to allow schools, private employers, community institutions and local groups to provide 5,000 jobs. The jobs -- well-supervised and coupled with education -- would be an incentive for young people to stay in school or re-enroll.

Demonstration Upgrading Training Program - A demonstration training program to teach employed workers new skills that help them get promotions. This program, similar to on-the-job training, would repay employers for training costs. It would also offer technical assistance to employers to help restructure job classifications. Participating employers would be required to hire entry-level workers to fill positions vacated by upgraded employees.

At present, the CETA Skills Training Improvement Program restricts participants to people at lower income levels, penalizing those whose family has more than one employed member. Regulations also penalize companies which pay entry-level employees above the minimum wage. These restrictions should be reviewed and eased.

Security and Management Service Company - A locally-owned management service company to provide maintenance, security, food and other services for companies and workers in industrial parks. CETA Title I funds could be used to train new service employees.

Training for Construction Jobs - Federal regulations prohibit the use of CETA on-the-job training funds for seasonal and other non-permanent jobs, including most construction jobs. While the major stress of the economic development plan will be on creation of permanent positions, it is possible that employment opportunities for residents will exist during construction phases of activities. Under these circumstances, a Federal waiver of policy would be necessary to allow the use of CETA on-the-job training funds. In conjunction with the concerns of local unions, this issue, as well as limited waiver of the Davis-Bacon Act, should be addressed.

In developing manpower training programs, special efforts should be made to integrate the new projects with the curricula of the area's two community colleges -- Hostos and Bronx Community.

Vocational Education - Only one of three students entering South Bronx vocational high schools actually graduates and adults need upgrading skills.

A recent federally funded Board of Education study which addressed these problems proposed a Comprehensive Occupational Education System that includes.

- Skills training and retraining for adults and out of school youths.
- Occupational education in high schools.
- Pre-vocational career exploration for junior high school students.
- Career awareness for elementary school children.

The Board of Education has submitted the study to the Federal Department of Health, Education and Welfare and is preparing a specific proposal for the Bronx.

Improved Security - The South Bronx suffers from the public perception that its streets are crime-ridden and unsafe to travel on. To attract new businesses to the area and help retain those that remain, an economic program must include efforts to improve security and safety for business employees and property. Proposals to achieve these goals include:

- Private security patrols for new industrial areas, perhaps supported by funds from the Comprehensive Employment Training Act or the Law Enforcement Assistance Act.
- Loans and funding to encourage the formation and expansion of local firms that provide industrial and commercial security services.
- Improved street lighting around commercial and industrial area.
- Grants and loans for alarms, fencing, closed circuit television and other security devices in specially designated industrial and commercial areas.
- Funding for experimental crime prevention projects.

IMPLEMENTATION

To implement this comprehensive economic development program for the South Bronx requires the full participation of the Federal, State and City governments, as well as private and community institutions. Each plays a vital role, and only by combining resources that these individual participants can contribute will a substantial impact be made on the economy of the South Bronx.

Federal: The Federal Government's role is most essential. This plan calls for Federal provision of:

- Reliable funding commitments
- Coordination
- Adjustment in Federal regulations

- New long-term initiatives
- Business development loans

New York State: State participation in economic development should focus on financing and technical assistance and administrative support through:

- The State Department of Commerce.
- The Urban Development Corporation (UDC), which can be used by the City as a vehicle to provide property tax relief in conjunction with the City's investment incentives program for projects with significant economic impact.
- The Job Development Authority, which can provide secondary mortgage financing and tax credits which create new jobs under the Job Incentive Program.
- The Port Authority, which can serve as a developer of new industrial parks.
- The Power Authority, which may provide lower-cost electricity to South Bronx industrial parks.

New York City: The City would provide:

- Coordination and supervision
- Tax incentives and relief
- Public improvements and services
- A funding channel to local institutions for program implementation
- City-owned land and buildings for development
- Acquisition through condemnation powers
- Marketing efforts to attract business firms to the South Bronx and assistance to retain existing businesses. Without strong marketing efforts, the industrial development and retention program could not succeed.

Private and Community Institutions: Private banks, financial institutions and corporations and civic, merchant and community group participation could include:

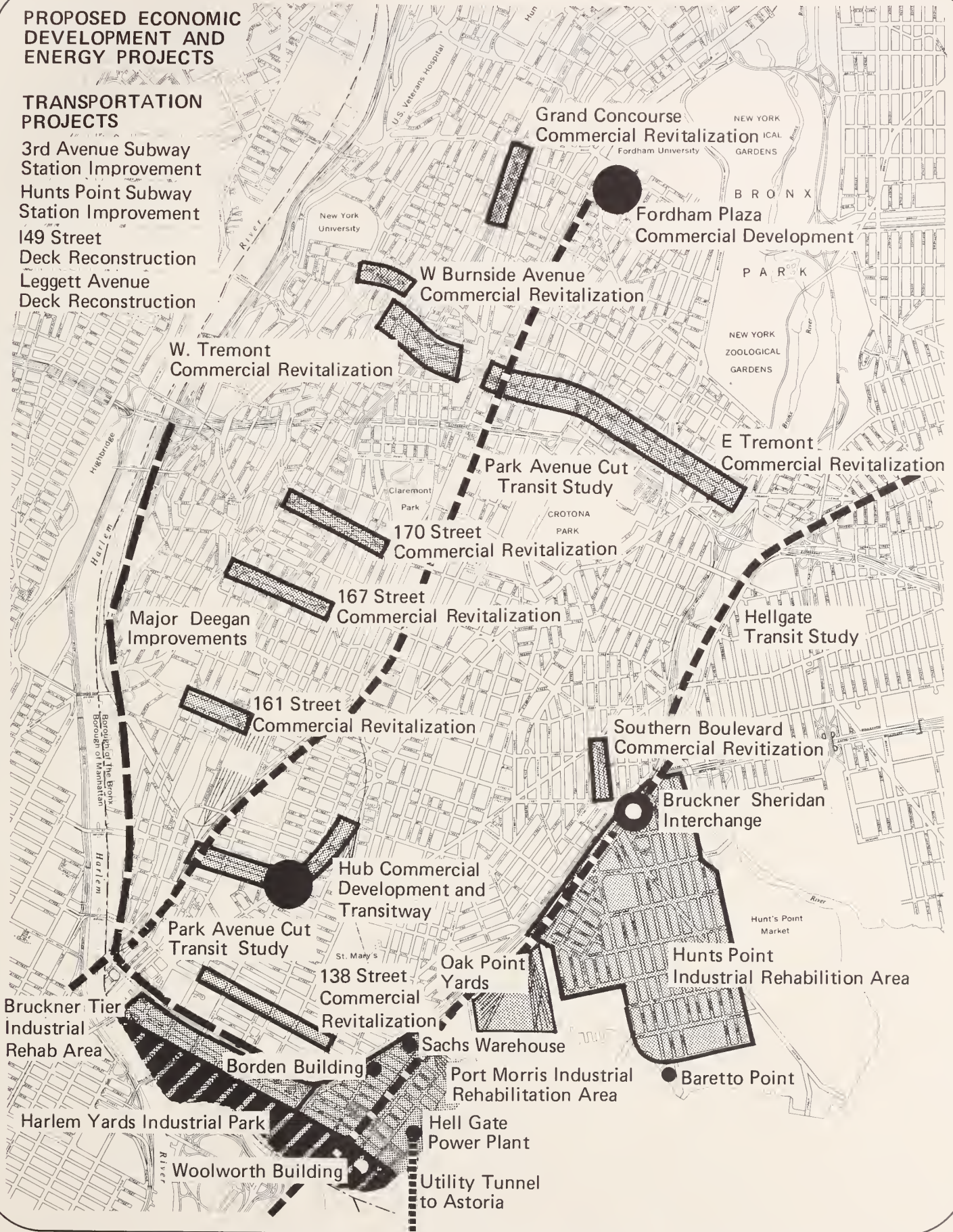
- Provision of long-term and short-term conventional financing and industrial bond financing
- Participation in a task force that offers managerial expertise, loan packaging and technical assistance

- Marketing and promotion programs in conjunction with the City's new Business Marketing Corporation and industrial realtors to find new companies to locate in the South Bronx
- Sweat-equity projects with government providing financing incentives and technical aids
- Sponsoring and administering business development, loan and assistance programs.

PROPOSED ECONOMIC DEVELOPMENT AND ENERGY PROJECTS

TRANSPORTATION PROJECTS

3rd Avenue Subway
Station Improvement
Hunts Point Subway
Station Improvement
149 Street
Deck Reconstruction
Leggett Avenue
Deck Reconstruction



Zerega Urban Renewal Industrial Park & J. J. Lyons Urban Renewal Industrial Park — Not Shown

HOUSING AND COMMUNITY DEVELOPMENT

HOUSING AND COMMUNITY DEVELOPMENT

The deterioration of the South Bronx, with its 3,000 abandoned buildings and rubble-strewn lots, is the culmination of a long process of disinvestment and decay. Problems are severe. Nearly 6,900 residential parcels owe taxes for more than one year. In the past two years, 7,000 fires have taken place.

Housing conditions vary widely. Amidst deterioration, many neighborhoods are holding on and pockets of sound housing persist. However, neighborhoods which border the South Bronx are beginning to show signs of decay. Any strategy dealing with the redevelopment of parts of the South Bronx must also focus on bolstering and stabilizing the surrounding areas. A balance must be maintained between the extensive needs of severely deteriorated and abandoned neighborhoods and the more modest needs of transitional and stable neighborhoods. The main goals of housing programs for the South Bronx should be:

- Encouraging private investment in transitional neighborhoods
- Reinforcing strong areas by support to commercial centers and pockets of sound housing, including public and publicly assisted housing and privately owned homes
- Revitalizing severely deteriorated areas by allocating resources in accordance with plans that would result in substantial improvements within five years
- Removing blight in the devastated areas through the demolition and, where feasible, sealing of vacant buildings
- Reducing the density in many areas by a carefully planned effort aimed at rehabilitation, both moderate and substantial, and by assuring that new construction is low-rise, low density housing with adequate open space
- Encouraging self help, homeownership, tenant corporations, sweat-equity projects and community sponsorship and participation in tenant selection and management of housing development

- Encouraging housing mix and types that would produce better economic integration and especially make provisions to attract middle-income residents
- Presenting housing abandonment through loans and incentives to tenants and owners who improve buildings and through penalties for owners who abandon housing
- Encouraging energy conservation in new and rehabilitated housing through Federal, State and local incentives.

Even if adequately funded and efficiently administered, existing Federal housing programs -- conventional public housing, Section 8 rent subsidies, FHA insurance, Section 202 financing for housing for elderly, Community Development and Section 312 loans -- cannot address all housing problems in the South Bronx.

The program should include:

- A viable co-insurance program for refinancing and moderate rehabilitation of existing housing with the full participation of the private sector.
- The ability to target rent subsidies for moderate rehabilitation.
- A refurbished and expanded Section 312 loan program for homesteading and moderate rehabilitation.
- A specific allocation of Section 8 and Public Housing funds for the South Bronx.
- Rapid processing of projects for FHA insurance.
- A specific allocation of funds for immediate demolition, sealing and clean-up in the South Bronx.
- A commitment to building a New Town-In Town as a prototype for development in abandoned urban areas.

The strength and resolve of the residents and the participation and expertise of the private sector are essential ingredients.

Strategies for coordinated use of these elements are as follows:

Developing Neighborhood Plans: The most promising approach to improving housing conditions in the South Bronx is to develop a strategy for allocating program funds on a neighborhood-by-neighborhood basis over a three-five year period. In developing neighborhood plans, a number of local groups have demonstrated strong commitment to their neighborhoods and have proven skills in sponsoring, developing and managing housing in deteriorated neighborhoods. The City would build on these skills by encouraging sweat-equity programs and community group sponsorship of housing developments.

The kinds of programs and the amount of funds necessary to reverse deterioration clearly depend upon neighborhood conditions. In neighborhoods beginning to undergo transition, the housing stock is aging and showing visible signs of wear. Housing prices are beginning to fall, mortgage terms are restrictive, building improvement loans are difficult to obtain and landlords often have trouble financing necessary upkeep and repair. The predominant need is for programs that encourage tenant education, maintenance of existing housing, facilitate moderate rehabilitation of structurally sound buildings and induce lending institutions to provide mortgage money. Meeting these needs would require rent subsidies and financing programs for moderate rehabilitation.

Financing Moderate Rehabilitation: Without the active participation of the private sector, the prospects for preserving existing housing are dim. Strong emphasis must be placed on a co-insurance program for refinancing and rehabilitation which would stimulate private investment and restore many buildings to fiscal and physical soundness. The City can restructure rents to cover expenses for housing that involves

government programs, but tenants often cannot afford increases. Targeting Section 8 existing housing to buildings would help correct the problem of insufficient rental income to cover maintenance expenses.

In some instances, cash flow is adversely affected by the failure of welfare clients to pay rent. Recent administrative decisions have raised the ceiling on two-party welfare checks from 10 per cent to 20 per cent of the statewide total. The City will work closely with the State to make sure these new regulations achieve their intended result.

Much of the older occupied housing in the Bronx was built solidly and remains structurally sound. If plumbing and wiring are upgraded or replaced, and roofs and windows repaired, many buildings could be useful for years. Federally funded rehabilitation programs require rigid construction standards that encourage gut renovation. They should be amended so as not to limit possibilities for moderate, less costly improvements of occupied buildings.

Section 312 is suited for encouraging moderate rehabilitation in multiple dwellings, but has been little used for this purpose because funding is restrictive and administration is cumbersome. HUD has given the City responsibility for processing 312 loans without funds for staff, thus straining the CD budget. HUD should set up a processing unit in its area office that relieves the City of this responsibility. In addition, the Section 312 program should be modified to remove income restrictions for refinancing and to permit refinancing of buildings with more than four dwelling units.

Targeting Funds for Substantial Rehabilitation and New Construction: In

clearly declining neighborhoods, spot clearance of abandoned and decayed structures is essential, along with block-by-block rehabilitation and some new construction that includes public housing. Severely deteriorated neighborhoods demand even more drastic remedial action, including site clearance, new construction, extensive gut rehabilitation, community-based management of abandoned but still usable properties, and possibly planning for new land uses.

Many areas in the South Bronx were developed at densities no longer necessary to accommodate the population. In areas with vacant land and vacant buildings unsuited for rehabilitation, emphasis should be on low-rise, low-density housing and open space. Redevelopment efforts should emphasize good housing design, sound management and provision of open space and recreational facilities, shopping and parking. Particular attention must be paid to the relationship between FHA mortgage limits, fair market rents and our ability to construct low-rise, walk-up housing.

In order for the City to target funds for substantial rehabilitation and new construction on a neighborhood-by-neighborhood basis, HUD should provide discretionary allocations of Section 8 and Public Housing funds, along with a commitment for rapid processing.

Where rehabilitation is not feasible or has to await funding, the City must immediately demolish and seal buildings. Additional funds for demolition and seal-up would be necessary: demolishing or sealing more than 3,000 abandoned buildings in the South Bronx -- coupled with clearance -- would cost an estimated \$50 million -- roughly three times the citywide allocation. This program would produce an opportunity

for involving local residents in clearance and clean-up activities.

FIVE-YEAR HOUSING ALLOCATION

Conditions in the South Bronx are so serious that a housing effort should not rely on off again-on again funding. The effort would falter without a long-term commitment of funds -- for a minimum of five years, with the permission to roll over the unused allotment in a prior year.

The commitment to improve housing conditions should include discretionary allocations of 3,500 units a year for five years -- over and above the approximately 1,000 units a year assigned to the South Bronx as its Section 8 fair share allocation -- for a total of 22,500 units.

Allocations should be funded as follows:

- Section 8: 2,000 units a year for new construction and substantial rehabilitation.
- Conventional Public Housing: 500 units a year for new construction and substantial rehabilitation.
- Section 8 Existing Housing: 1,000 units per year to complement rent restructuring and moderate rehabilitation.
- Demolition and Clearance: \$10 million per year.

The City would supplement these units with Section 312 funds, CD funds for housing rehabilitation, demolition and seal-up of vacant buildings, open space development and other capital improvements.

Perhaps the most essential form of Federal support for the housing program we outline is FHA mortgage insurance. Over the years, the City has not received an equitable share of such insurance. Needless to say, lending institutions here are more apt to provide mortgage funds for insured projects outside the City than to uninsured projects here. As long as the City's share of FHA insurance continues to be dispropor-

tionate to its need and areas outside receive greater mortgage insurance commitments, there will continue to be a net drain of mortgage money from lending institutions in New York City.

CROTONA PARK NEW TOWN

The large vacant tracts of land in the South Bronx present serious problems, yet they are our greatest challenge for innovative planning. Ignoring these areas will not do. Piecemeal planning -- housing project-by housing project -- also is not the answer. A bold positive approach is needed, such as that envisioned in the Federal New Town-In Town program.

The Concept: A portion of two large vacant tracts -- Bathgate between Claremont and Crotona Parks, and the northern portion of the Charlotte Street area -- would be the focus of the new town approach. The areas encompass more than 250 acres, sufficient to develop up to 3,000 units at moderate density with open space. The range of housing types would include:

- Two-family and three-family homes on large plots
- Section 8 subsidized rental units
- Conventional public housing built at low scale
- Housing for elderly people
- Co-ops and condominiums

A New Town achieves a number of important goals in the overall revitalization plan for the South Bronx. It provides:

- A positive solution to the use of the vast devastated vacant tracts
- A keystone for a comprehensive approach to rebuilding South Bronx neighborhoods and parks
- A highly visible new undertaking that will be not only an important part of a revitalized South Bronx, but a showplace for the rest of the nation

-- Exciting prospects to raise the quality of life for present and future South Bronx residents

The link between the Bathgate and Charlotte Street areas would be Crotona Park, thereby giving new vitality to this major facility. The park would be the primary component of a new Greenbelt described in detail on page 31. The Greenbelt would extend to a proposed urban farm area in the southern portion of Charlotte Street and into the neighborhoods of Longwood and Hunts Point, linking up with the Bronx River Park system -- all recommended for takeover by the State or National Park Service. The urban farm area would be a holding action, and its ultimate use can be determined when the full impact of the new town can be weighed.

Since the Federal New Town-In Town program does not provide construction financing and mortgage insurance on guarantees and because the Federal government will only insure up to \$50 million of development costs, the New Town should be designated as a New Community Demonstration Project to allow more liberal assistance. It should be coordinated with the Section 8, Section 202 Housing for the Elderly and Section 235 programs. As development permits, an effort will be made to generate housing at the market rate. CETA and other job training funds should be allocated to the project in cooperation with local unions.

To provide balanced land use, as the New Town-In Town concept encourages, land would be designated along the eastern edge of the Charlotte Street area, close to the Sheridan Expressway, for high-performance industry.

OPEN SPACE AND RECREATION

The South Bronx has 43 per cent of the borough's population and only

6 per cent of its parkland. Today, almost all parks are in sad disrepair because operating and maintenance funds are scarce. Neighborhoods such as Grand Concourse and Longwood and Hunts Point have virtually no usable open space. Yet, vast tracts of vacant land and scattered empty parcels exist where housing once stood. Ironically, these conditions offer an exciting opportunity.

Greenbelt: A South Bronx Greenbelt should be created. The system would consist of new and existing major parks that reach through dense neighborhoods. At its heart would be Crotona Park, linking portions of the large vacant tracts which are to be incorporated into a new town concept under Federal guidelines. It would also extend to Grand Concourse through Claremont Park and a renewed Bronx River Park that extends Northward from Soundview to the Bronx Park.

The Greenbelt would also consist of scattered neighborhood parks in areas such as Longwood and Hunts Point, connected by bikepaths and walkways where possible and including urban farms in the southern portion of the Charlotte Street area. Open space provided in conjunction with new housing could also be included. We propose that the entire network be operated and maintained by the National Park Service or by the State of New York, including the Bronx River Parkway.

The existing parks approached in this comprehensive way -- tying old parks to new, relating existing neighborhoods to new -- provides an unusual approach to restoring the virtually unusable, isolated existing parks while creating an exciting new Greenbelt system.

(continued, page 34)

CONCEPT MAP

PROPOSED HOUSING AND OPEN SPACE TARGET AREAS:

-  New Construction
-  Substantial Rehabilitation
-  Moderate Rehabilitation
-  New Town
-  Greenbelt



Other proposed open space and recreation programs include:

- Rejuvenation and Capital Construction - Parks need structural improvements, new ballfields, landscaping and repair of damage. These include St. Mary's, Crotona, Macombs Dam and Claremont.
- Interim and Permanent Site Improvements - Following demolition and clearance, interim and permanent site improvements could be made to create new neighborhood parks and playlots for passive and active recreation. Sites formerly slated for schools could be improved for recreation and several public housing projects need open space. Community management of these small parks would be encouraged.
- Recreation Programs - Services should be expanded in mobile units and prefab units in parks that have no permanent structures. Recreation programs can also be offered in school buildings, which should be kept open for variety of recreation and enrichment programs for youths who have free afternoons and little chance for part-time employment.
- Urban Gardens and Small Farms - These should be started and maintained by a public/private effort that enlists community sponsors on land that will be earmarked in the southern portion of the Charlotte Street area. Other scattered City-owned lots can be used for these purposes and major housing sites can include provisions for these uses as part of open space requirements. Developing such programs to provide an urban focus might be of interest to the Federal Department of Agriculture.
- Zoning - New zoning proposals to be developed for the South Bronx would allow housing development at lower density and provision of greater open space as part of new housing construction.

HUMAN SERVICES DEMONSTRATION PROGRAMS

Nothing better depicts the deterioration of the South Bronx than the social conditions that prevail in homes and schools. All mirror the physical devastation evident in the streets. An economic profile of the area highlights the extent and forms of public dependence.

- Per capita income averaged only \$2,340 in 1974, half of the city-wide average and only 40 per cent of the nationwide average. More than a quarter of the families live below the poverty level.
- Much of the population lives in public or publicly assisted housing.
- More than a quarter of a million persons -- 35 per cent of the total population of the South Bronx -- receive public assistance.

The education profile is equally bleak. No more than one out of four students entering academic high schools actually graduates. Truancy, violence and vandalism in schools and low reading scores all tell of problems that to date have defied reliable solutions.

The social dimension must be considered as a crucial part of the economic and physical redevelopment of the South Bronx. In analyzing this component of the plan, however, we were stymied. Countless programs have been tried and are being tried to attack the kinds of social conditions that exist in the South Bronx. Literally billions of dollars have been spent on programs developed by the nation's leading authorities, yet we cannot say with any confidence that practical solutions exist. Some programs have shown modest gains. At best, overall results have been sporadic and tentative. The problems remain as monumental and intractable as ever.

If we provide people with jobs and a decent living environment, many of the problems of public dependence will be relieved and intangible benefits

such as improved self-esteem, greater motivation for educational attainment and self improvement will be realized.

Therefore, rather than suggesting new capital outlays for social programs, we recommend that we reexamine the social needs of devastated neighborhoods, evaluate approaches which have shown encouraging results and selectively apply strategies that have worked, while searching for more effective solutions. This endeavor should be undertaken by a joint Federal-City task force and should involve communities. Because of the strong Federal role in this undertaking, and the absence of specificity at this time, no budget proposals are included for this component.

The task force should begin by focusing on the following education and social programs and priorities:

- Bilingual instruction
- Early childhood programs
- Truancy
- Disturbed children
- Afternoon centers
- One-to-one tutoring
- Magnet schools for special subjects and small junior high and high schools
- Family coaching for parent involvement in schools
- Programs for treatment of drug addiction, mental retardation and alcoholism
- Youth services

HEALTH

Compared to the City and the nation as a whole, the South Bronx ranks high in infant mortality, venereal disease, drug abuse and many other diseases. Almost half the population received Medicaid. Continuity of care -- a

family's ability to be treated regularly by the same doctors -- is widely disparate even though the South Bronx has a large network of health care services. Numerous shared medical facilities, nonprofit ambulatory care centers and three hospitals -- one a new \$200 million municipal institution -- are located there. Combined Federal, State and City health care expenditures are in excess of \$475,000,000 annually.

Long-range goals for an improved health care delivery system in the South Bronx involve:

- Provision of continuity of care for primary medical services.
- Accessibility for the working poor to ambulatory and in-patient medical care.
- Accountability and quality assurance for existing publicly funded medical services.

Considering the high costs of health care and the City's financial and statutory constraints, we propose that the Federal Department of Health, Education and Welfare designate the South Bronx as a Health Care Demonstration Area. The designation would provide a vehicle for Federal funds, instituting cost-containment and co-payment measures, improving management capacity and regionalizing selected services, thereby insuring a more prudent use of existing resources. The major hospitals in the area, supported by comprehensive ambulatory facilities, could serve as a focal point.

Other health-related proposals that should be considered as part of the plan are:

- Increased allocations for community health centers, with assignment of additional Public Health Service professionals to out-patient facilities.
- Targeting the Urban Health Initiatives program to establish small primary care group practices.

- Exploring ways to improve the level and quality of care, in cooperation with the National Institute of Health.
- Establishment of Federal-State-City task force to monitor and set guidelines for the quality of shared health facilities.

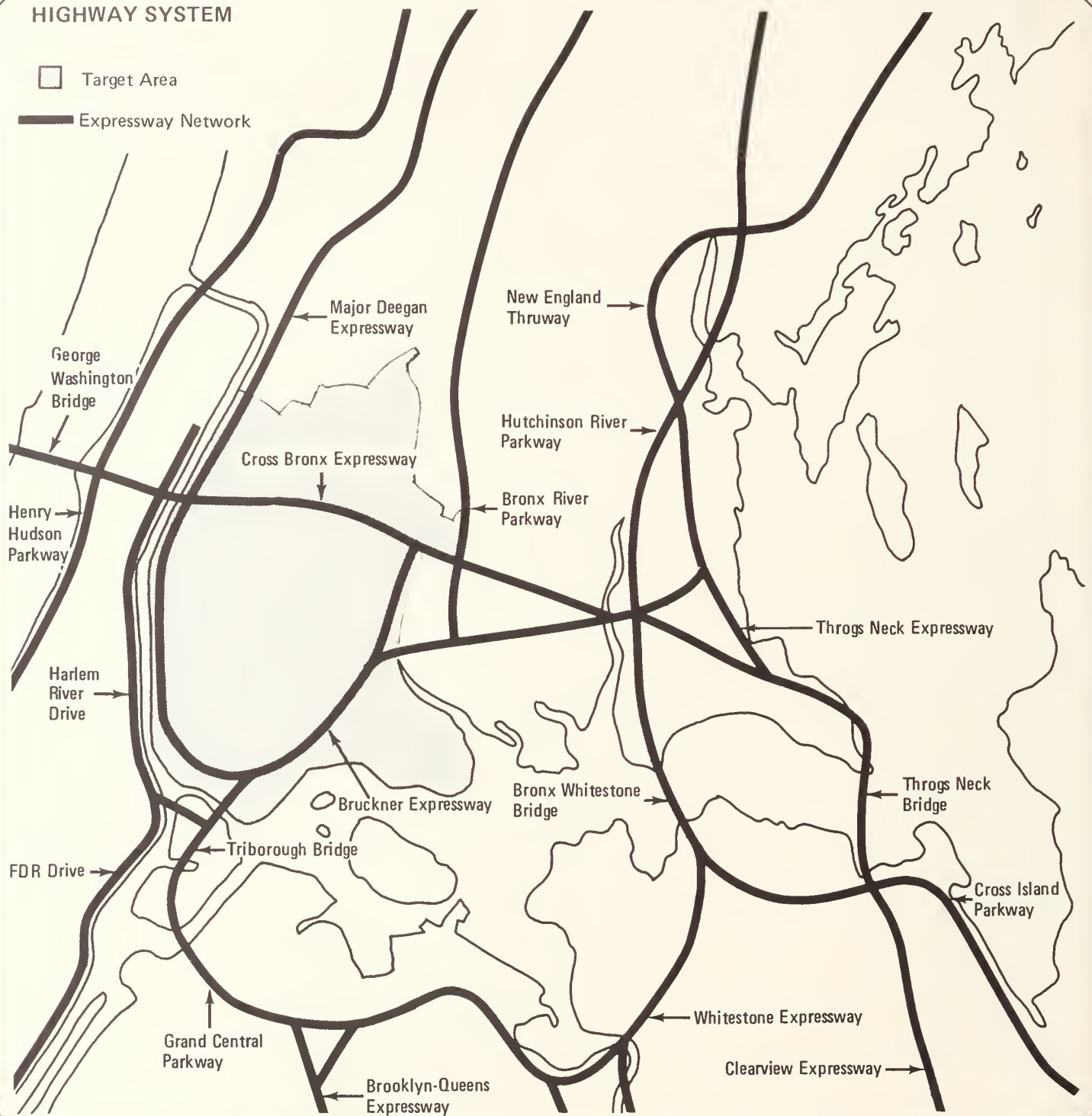
APPENDIX

MAPS

HIGHWAY SYSTEM

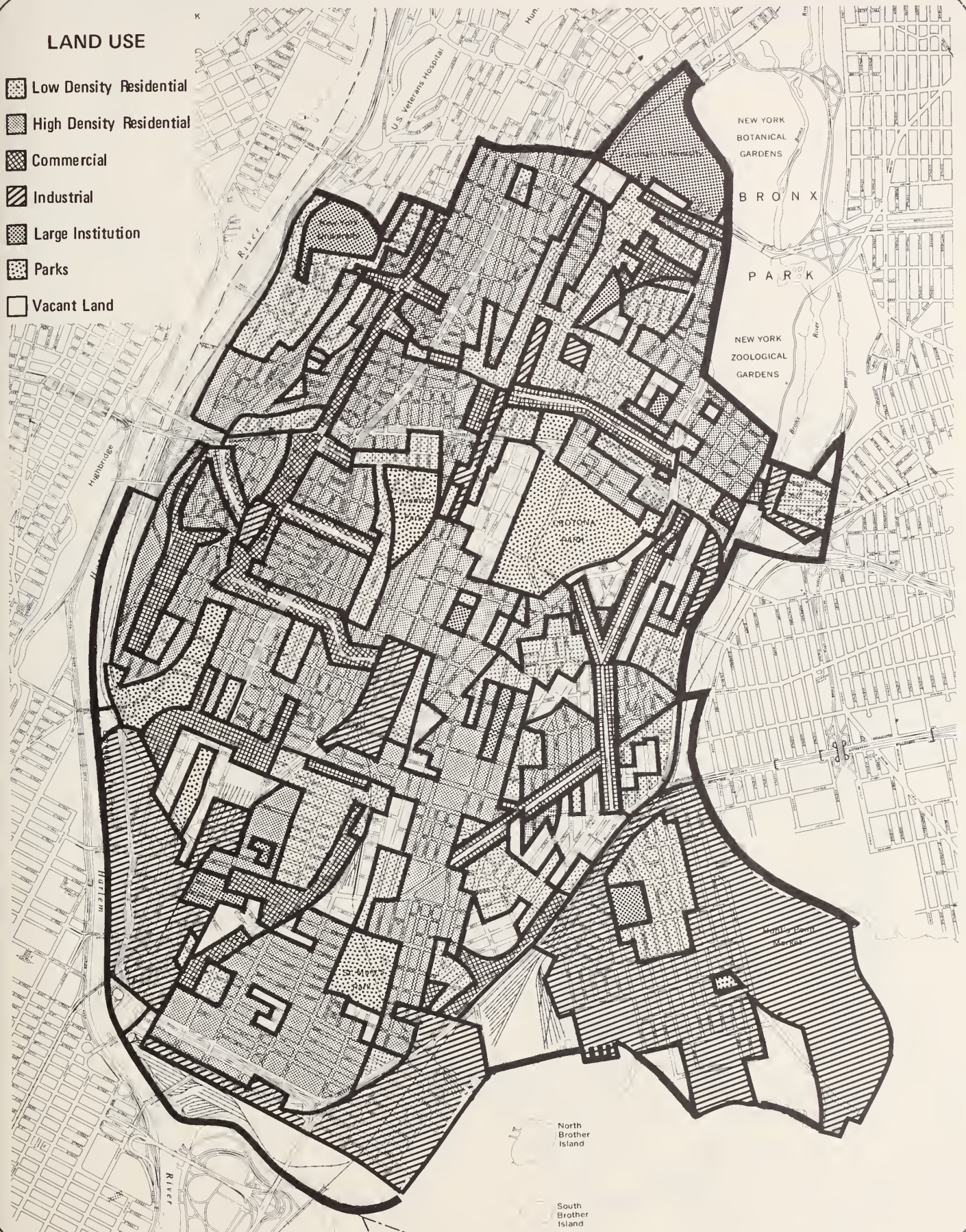
□ Target Area

— Expressway Network



LAND USE

-  Low Density Residential
-  High Density Residential
-  Commercial
-  Industrial
-  Large Institution
-  Parks
-  Vacant Land






TAX ARREARS

- Blocks in Substantial Tax Arrears of at Least One Year as of Sept. 1976

— Target Area











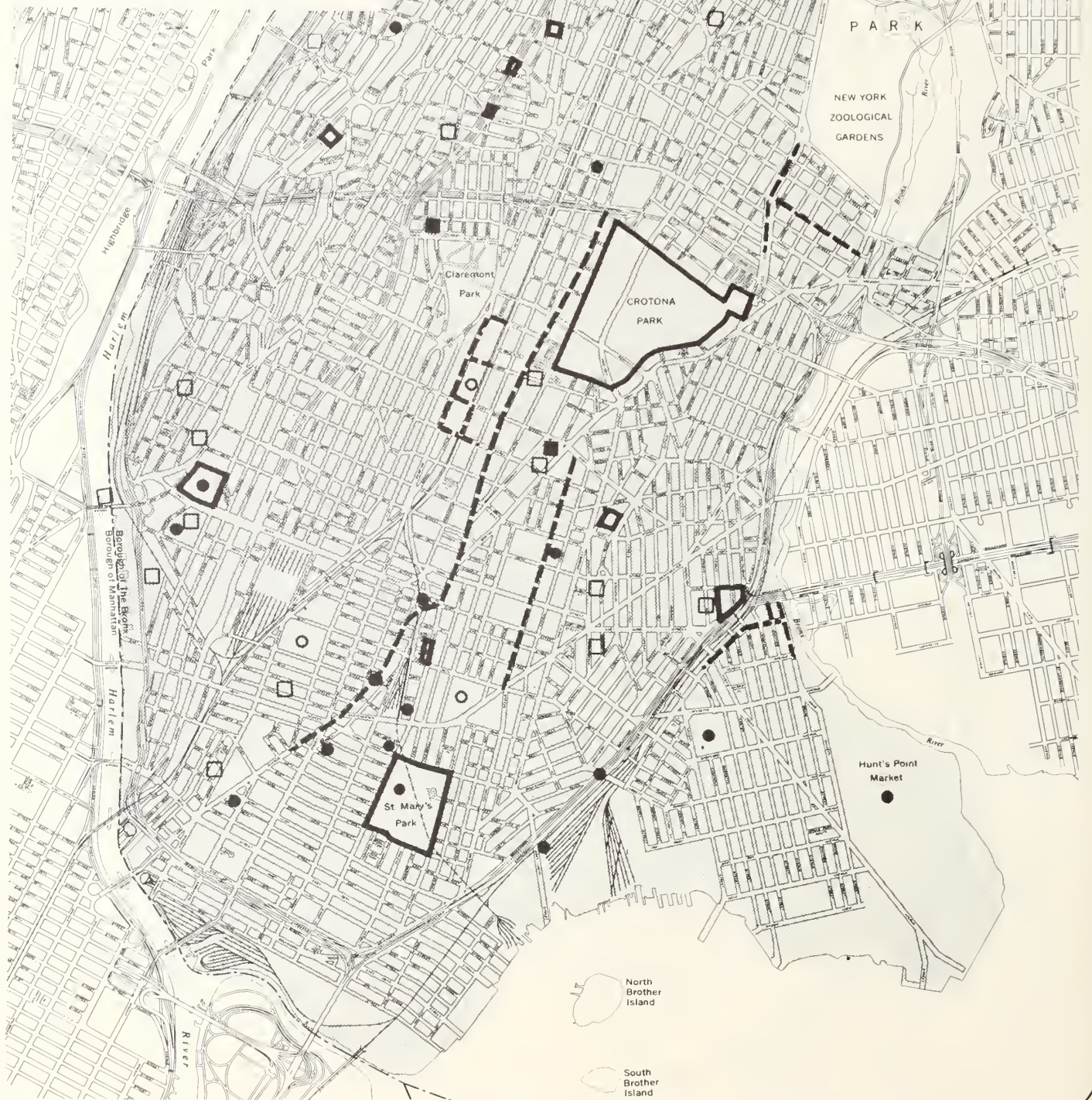
VACANT PROPERTY & VACANT BUILDINGS

-  Target Area
-  Vacant Property
-  Vacant Buildings



FEDERALLY FUNDED CAPITAL IMPROVEMENT PROJECTS

-  Target Area
-  Street Improvement
-  Park or Playground Improvement
-  Commercial Development
-  Libraries
-  Housing Authority Projects
-  Public Works Projects
-  Capital Budget (1977-78)



PUBLIC SCHOOL UTILIZATION






Utilization Rates

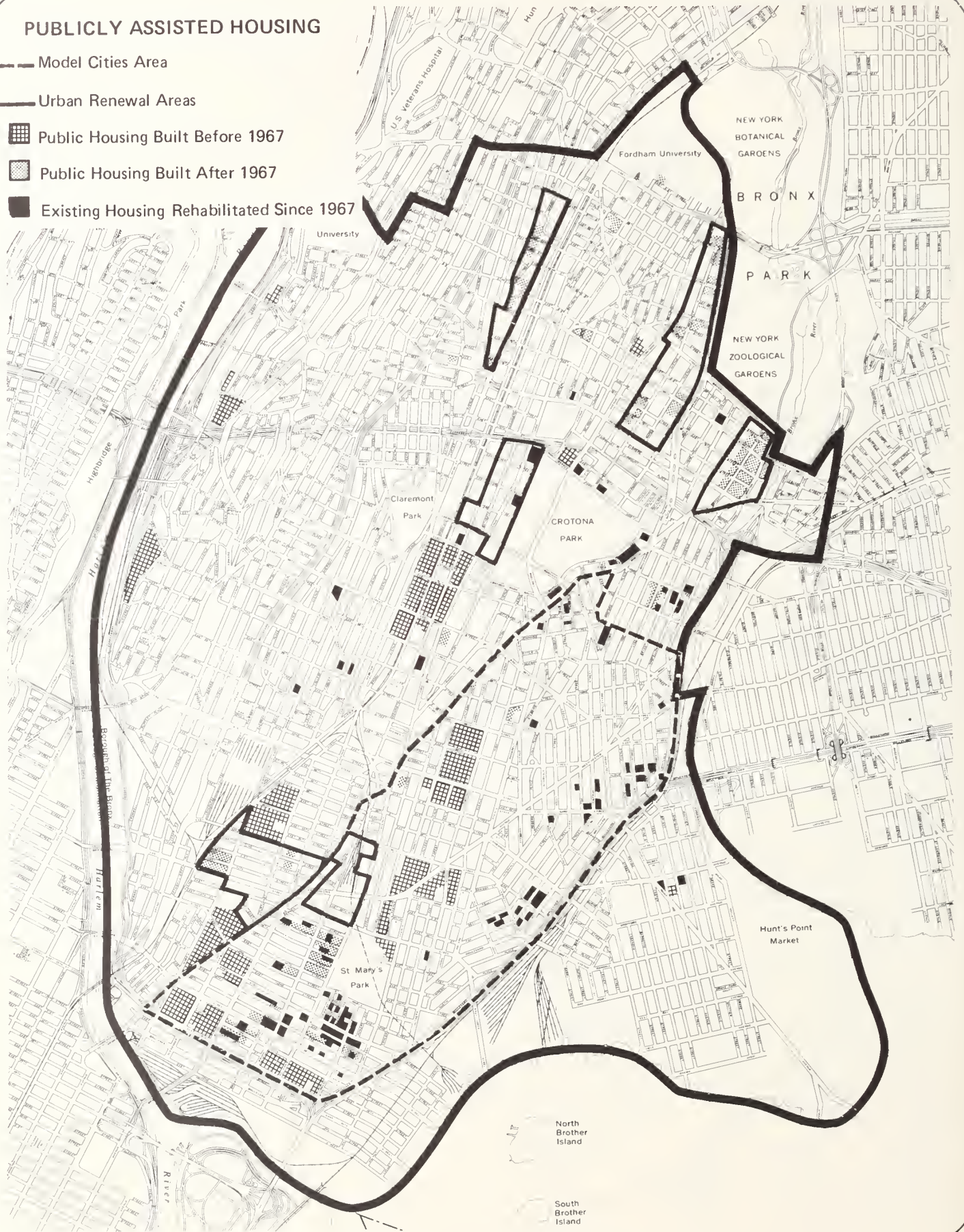
- 110% or more
- ◐ 90-110%
- ▨ 90% or less



- P Elementary School
- I Middle School
- H High School
- V Vocational High School

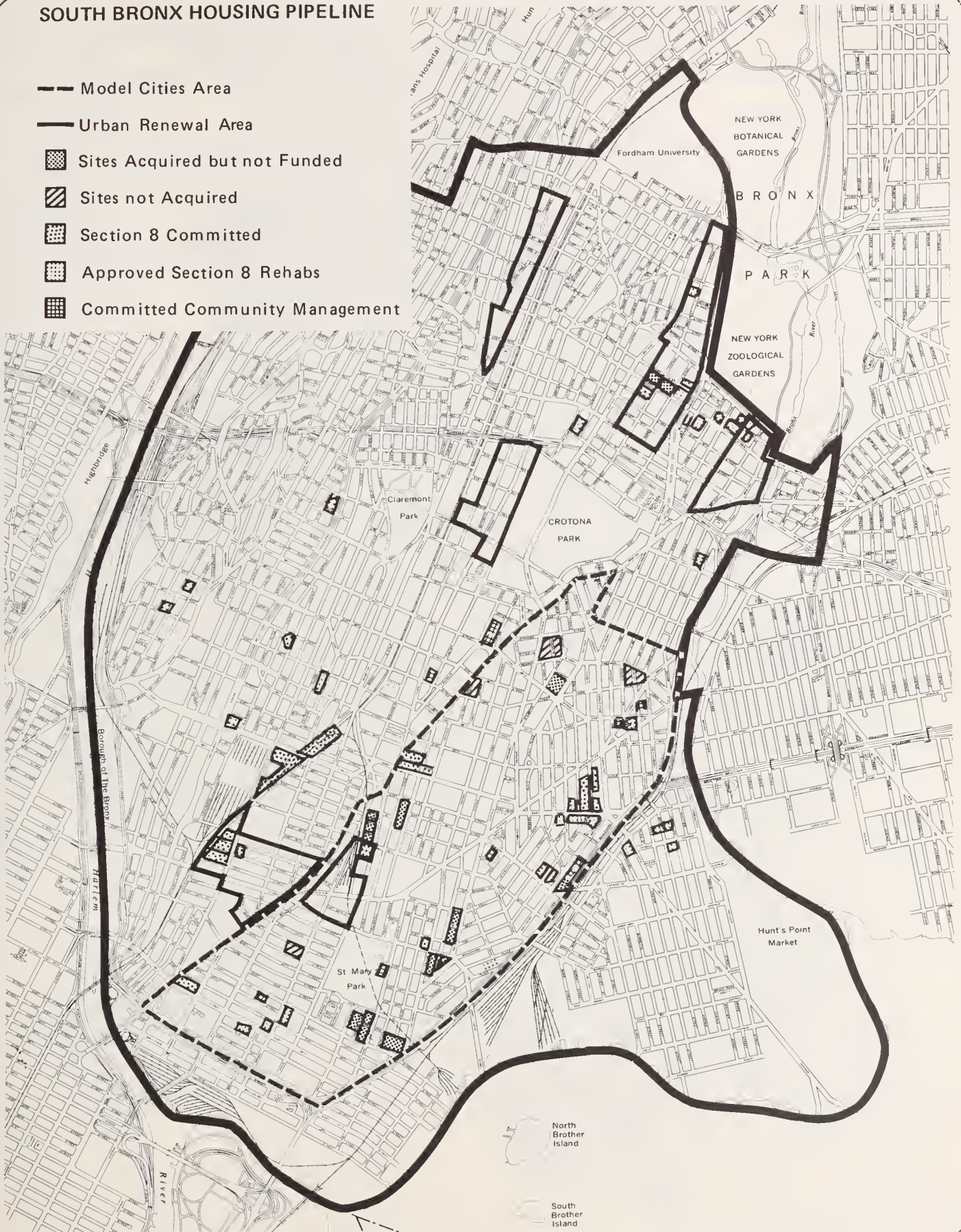
PUBLICLY ASSISTED HOUSING

-  Model Cities Area
-  Urban Renewal Areas
-  Public Housing Built Before 1967
-  Public Housing Built After 1967
-  Existing Housing Rehabilitated Since 1967



SOUTH BRONX HOUSING PIPELINE

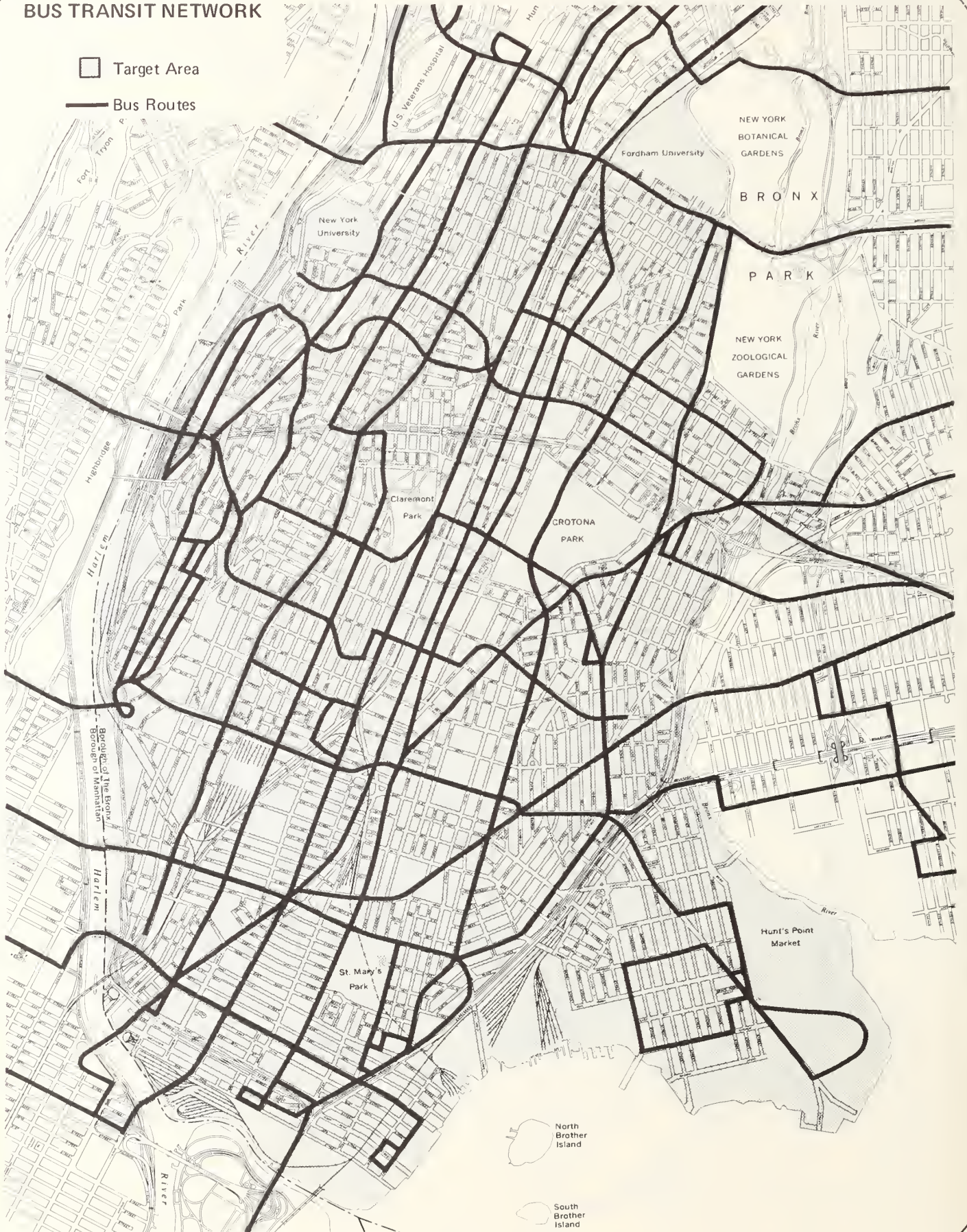
- Model Cities Area
- Urban Renewal Area
- ▣ Sites Acquired but not Funded
- ▤ Sites not Acquired
- ▥ Section 8 Committed
- ▦ Approved Section 8 Rehab
- ▧ Committed Community Management



BUS TRANSIT NETWORK

□ Target Area

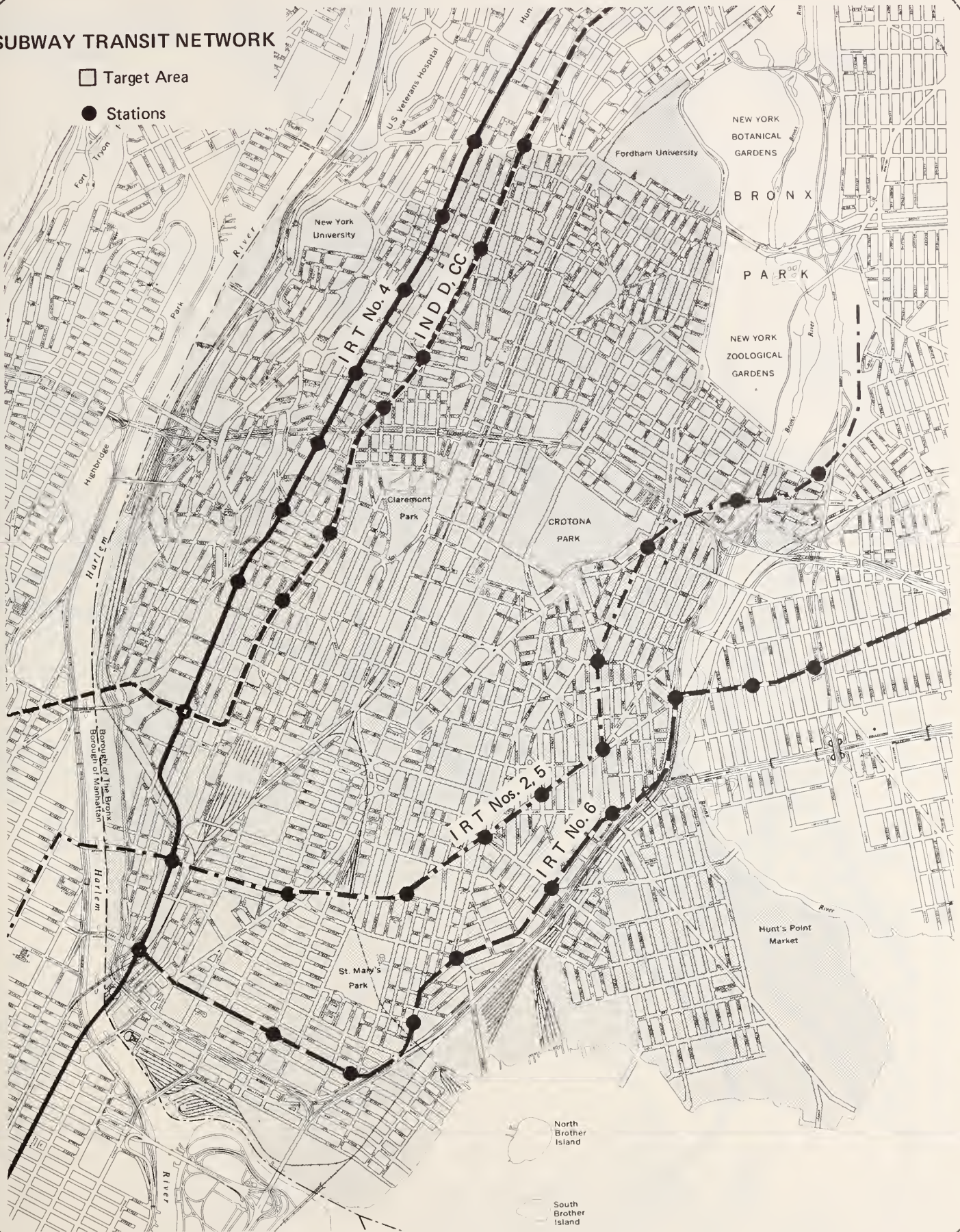
— Bus Routes

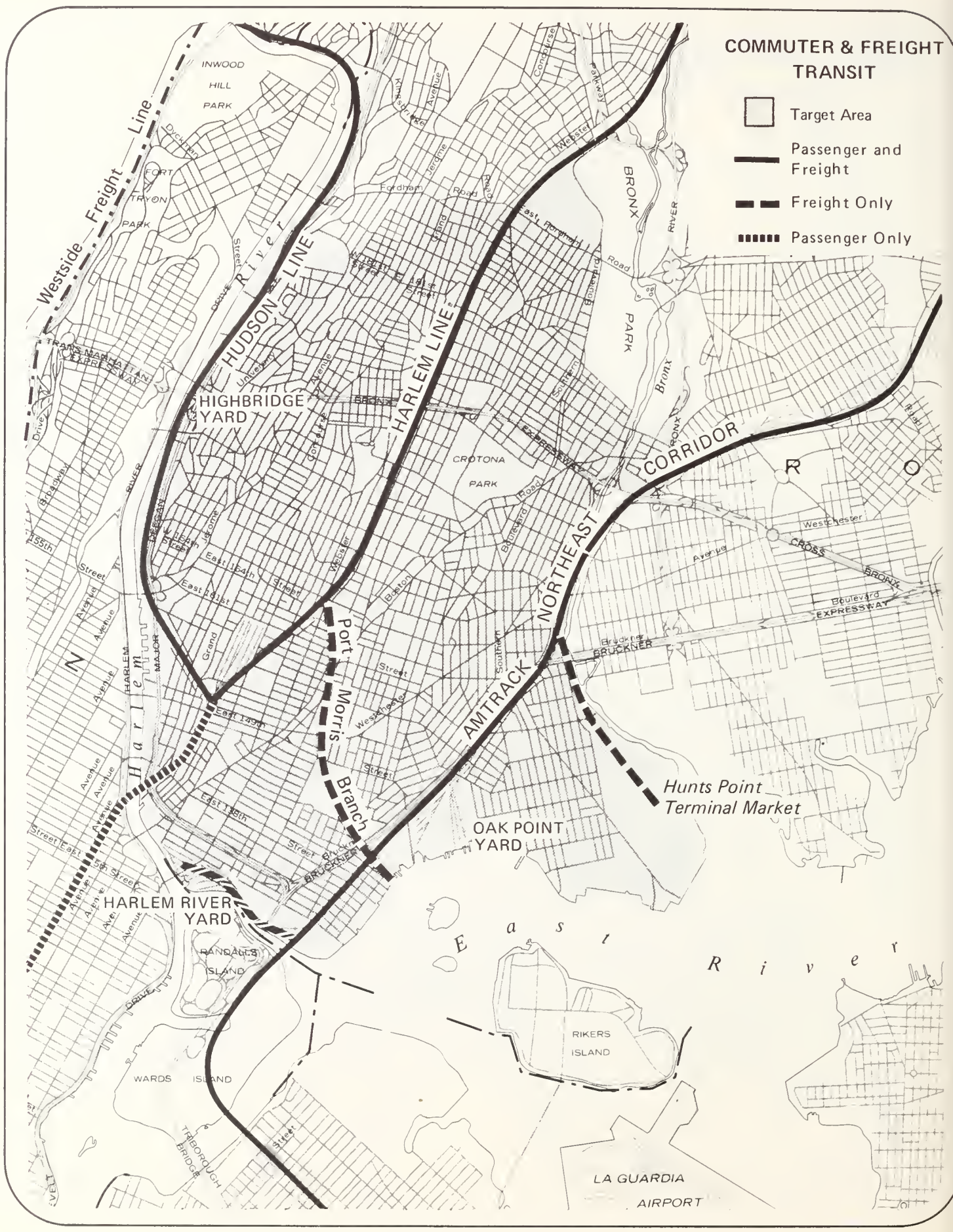


SUBWAY TRANSIT NETWORK

□ Target Area

● Stations





APPENDIX

BUDGET

SOUTH BRONX REVITALIZATION PLAN

OVERALL 5-YEAR BUDGET SUMMARY

	Estimated Total Cost (millions)	Target Sources of Funding (millions)			
		CITY	FEDERAL	STATE	OTHER
<u>ECONOMIC DEVELOPMENT</u>					
I. Job Creation and Retention: Industrial Retention and Development, Commercial Revitalization and Financial Help for Small Business	220.59	18.75	166.84	--	82.00 to* 132.00 20.00(Port Authority) 15.00(Comm. Banks)
II. Public Improvements and Services Supporting Economic Development: Transportation, Energy, Job Training and Vocational Education	258.34	8.00	120.74 to 200.84	2.50 to 82.50	47.00 to 97.00
III. Implementation	--	--	--	--	--
<u>HOUSING AND COMMUNITY DEVELOPMENT</u>					
I. 5-Year Housing Allocation	349.10+**	20.00+ Land/Bldgs.	370.22	.10	.24
II. Capital Improvements	20.00	Land/ Buildings 20.00	349.10+**	--	--
III. Crotona Park New Town	--	--	--	--	--
IV. Open Space and Recreation	21.46	Land	21.12	.19	.24
TOTAL***	869.49+	46.75+ # Land/Bldgs	657.80 to 737.90	2.60 to 82.70	82.24 to **** 132.24

*Range reflects alternative funding of some projects from Federal, State, or other sources or some combination of these sources.

**Figure reflects Federal aid over first five years of long term subsidy commitments.

***Excluding Economic Development, Implementation, Crotona Park New Town and Human Services pending refinement of programs.

**** In addition, Commercial and Savings Banks must contribute approximately \$200 million in funds for commercial, industrial, and residential mortgages.

#Exclusive of City tax abatement and exemption benefits.

ECONOMIC DEVELOPMENT BUDGET SUMMARY

I. JOB CREATION AND RETENTION

INDUSTRIAL DEVELOPMENT PROJECTS

Harlem River Yards Industrial Park
Woolworth Building Acquisition & Renovation
Zerega Avenue Industrial Park
Lyons Industrial Park

INDUSTRIAL RETENTION PROJECTS

Service & Physical Improvement in Industrial Corridor
Two Vertical Mini-Industrial Parks
Acquisition, Modernization & Marketing of Buildings, Port Morris
Financial Aid to Firms in Industrial Corridor
Development of Underutilized Land in Industrial Corridor

COMMERCIAL REVITALIZATION

Hub-149th Street Commercial Revitalization
HUB Retail Complex Development
Fordham Plaza Retail Complex Development
Neighborhood Commercial Revitalization: East Tremont, West Tremont,
East 138th, Southern Blvd., East 167th, East 170th, Burnside,
Grand Concourse, 161st Street

FINANCIAL HELP FOR SMALL BUSINESS

SBA Direct Loans
Low-Interest Loans & Letters of Credit
Business Insurance Initiatives
SBA 502 Local Development Corporation Loans
Commercial Bank Loan Pool
Federal Procurement to Favor South Bronx Firms
Interest Subsidy on SBA Blackout Loans
Small Business Information

Estimated Total Cost (millions)	Target Sources of Funding (millions)			
	City (source)	Federal (source)	State (source)	Other (source)
<u>220.59</u>	<u>18.75</u>	<u>166.04</u>	--	<u>20.00 (P.A.)</u> <u>15.00 (Com.Banks)</u>
<u>56.20</u>	4.0 (CB)	32.20 (EDA)	--	20.00 (P.A.)
39.00 3.70 3.50 10.00				
<u>88.33</u>	9.78 (EB, CB, CD)	78.55 (EDA, SBA)		
11.78 3.60 38.10 26.20 8.65				
<u>40.93</u>	4.87 (CD)	36.06 (EDA, UDAG)		
1.38 10.00 9.36 20.19				
<u>35.13</u>	.10 (EB)	20.03 (SBA, EDA)		15.00 (Com.Banks)
10.40 5.80 -- 2.65 15.00 -- 1.08 .20				

ECONOMIC DEVELOPMENT BUDGET SUMMARY

II. PUBLIC IMPROVEMENTS AND SERVICES
SUPPORTING ECONOMIC DEVELOPMENT

A. CAPITAL IMPROVEMENTS

1. TRANSPORTATION

ARTERIAL AND STREET IMPROVEMENTS

Major Deegan Expressway Reconstruction and Bridge Repair
Bruckner-Sheridan Expressway Interchange New Construction
Highway, Road, Utility Improvements in South Bronx Industrial Corridor
Hunts Point Street Repaving-Stages 1 and 2
Street Decks Reconstruction: Legett Avenue, and 149th Street
Hell Gate Bridge
Park Avenue Transit Route

RAIL IMPROVEMENTS

Hunts Point Market Rail Improvement
Rail Freight Improvements to Oak Point Yards
Elimination of Railroad Right-of-way Restrictions for Inter-Modal Service

TRANSIT IMPROVEMENTS

Hunts Point Subway Station Modernization
HUB Transitway Project
Modernization of HUB (3rd Avenue-149th St) Subway Station

2. ENERGY

Target Energy Incentives and Technical Assistance to South Bronx Housing and Businesses
Low-Cost Power from PASNY to City-Owned Industrial Property
Low-Cost Waste Steam/Hot Water from Astoria Con Ed Plant
Low-Cost Fuel for Industry from the Conversion of Solid Waste (Demonstration)

Estimated Total Cost (millions)	City (source)	Target Sources of Funding (millions)		
		Fed. (source)	State (source)	Other (source)
258.34	8.00	120.74 to 200.84	2.50 to 82.60	47.00 to 90.00
209.34	8.00	71.74 to 151.84	2.50 to 82.60	47.00 to 97.00
111.75	8.00	71.25 to 101.25	2.50 to 32.50	--
56.00	8.00 (CB, CD, LPW)	48.00 (Interstate, EDA, UDAG, FHWA, UMTA)		
13.00				
25.00				
10.00				
4.80				
3.20				
--				
--				
35.00	--	2.50 to 32.50 (FRA-Title IV, Conrail, Dept. of Defense)	2.50 to 32.50 (Rail Bond, NYS Dept of Transportation)	
20.75	--	20.75 (UMTA)	--	--
.75				
17.00				
3.00				
97.59	--	.49 to 50.59 (EDA, ERDA, EPA)	0.00 to 50.10 (NYSERDA, PASNY)	47.00 (Con Ed) to 0.00 to 50.00 (private)
.05				
.05				
47.09				
50.40				

ECONOMIC DEVELOPMENT BUDGET SUMMARY

	Estimated Total Cost (millions)	Target Sources of Funding (millions)		
		City(source)	Fed.(source)	State(source) Other(source)
<u>B. SERVICES</u>				
<u>1. JOB TRAINING</u>				
Job Corps Center (5 years)				
Youth Community Conservation Program (VCCIP) (5years)				
Youth Entitlement (work-study) Program (18 months)				
Demonstration Upgrading Training Program (5 years)				
Security and Management Service Company*				
	49.00+	--	49.00	--
	49.00		49.00	--
20.00				
10.00				
14.00				
5.00				
?				
	**	--	**	--
<u>2. VOCATIONAL EDUCATION</u>				
Comprehensive Occupational Education Program				

*Because security projects may be implemented on a demonstration or experimental basis, costs cannot be developed at this time.

**Proposal being submitted by Board of Education to Federal Department of Health Education and Welfare.

HOUSING AND COMMUNITY DEVELOPMENT BUDGET SUMMARY

	Estimated Total Cost (Millions)	Target Sources of Funding (millions)		
		City (source)	Federal (source)	State (source) Other (source)
<u>I. FIVE YEAR HOUSING ALLOCATION</u>				
Federal Coinsurance for Existing Housing				
Target Existing Housing Section 8 (Est. 5-year cost for 5,000 DU's)	349.10+	--	349.10+ (HUD)	--
Additional Section 8 and Public Housing for New Construction and Rehabilitation (Est. 5-year commitment for 10,000 DUs Sec. 8 and 2,500 DUs Public Housing)	0.00			
Accelerate FHA Insurance Processing	45.00			
Demolition and Clearance (5 years)	254.10			
	?			
	50.00			
<u>II. CAPITAL IMPROVEMENTS</u>				
Capital Improvements	20.00	20.00 (CD, PW)	--	--
<u>III. CROTONA PARK NEW FORM*</u>				
	--	--	--	--
<u>IV. OPEN SPACE AND RECREATION</u>				
Rejuvenation and Capital Construction (3 years)	21.46	--	21.12 (BOR, Dept. of Agri., HUD, CETA, HEW)	.10 (NYS Parks & Rec.)
Recreation: Parks, Schools, Mobile Units (3 years)	9.60			.24 (Nat. Endow. for Arts Human.)
Community Management: Interim and Permanent Site Improvements, Urban Gardens & Small Farms, Conservation of Natural Resources (3 years)	4.35			
South Bronx Greenbelt	2.01			
Zoning	5.50			
	0.00			

* Cost determinations must await further refinement of the project

ESTIMATED SCHEDULE OF FEDERAL FUNDING

FOR SOUTH BRONX REVITALIZATION PLAN

	Estimated Total Cost (millions)	Federal Funding (source)	ANNUAL REQUIREMENTS							
			1978		1979		1980		1981	
			Total	Fed.	Total	Fed.	Total	Fed.	Total	Fed.
<u>ECONOMIC DEVELOPMENT</u>										
I. JOB CREATION & RETENTION:	478.93	367.68	42.20	33.40	81.40	68.75	116.18	89.78	116.45	92.55
Industrial Development and Retention, Commercial Revitalization, and Financial Help For Small Business	220.59	166.84 (EDA, SBA, UDAG)	20.16	12.36	48.25	40.10	57.68	46.28	48.70	34.80
II. PUBLIC IMPROVEMENTS & SERVICES SUPPORTING ECONOMIC DEVELOPMENT:	258.34	200.84 (Inter-state, EDA, UDAG, FHWA, UMTA)	22.04	21.04	33.15	28.65	58.50	43.50	67.75	57.75
Transportation, Energy, Job Training & Vocational Education	--									
III. IMPLEMENTATION										
<u>HOUSING AND COMMUNITY DEVELOPMENT</u>	390.56+	370.22+	36.08	35.74	62.88	57.88	82.14	77.14	94.76	89.76
I. FIVE YEAR HOUSING ALLOCATION:	349.10+	349.10+ (HUD)	29.94	29.94	49.88	49.88	69.82	69.82	89.76	89.76
II. CAPITAL IMPROVEMENTS:	20.00	--	--	--	5.00		5.00		5.00	
III. CROTONA PARK NEW TOWN:	--	--	--	--	--		--		--	
IV. OPEN SPACE AND RECREATION:	21.46	21.12 (BOR, DAG, HUD, CETA, HEW)	6.14	5.80	8.00	8.00	7.32	7.32	--	--
TOTAL	869.49+	737.90	78.28	69.14	144.28	126.63	198.32	166.92	211.21	182.31
									237.40	192.90

* Assumes federal funding of all projects with multiple possible sources of funding

PROJECTED FEDERAL FUNDING OVER FIVE YEARS

FOR SOUTH BRONX REVITALIZATION PLAN

	Estimated Total Cost (millions)	Federal Funding (source)	ANNUAL REQUIREMENTS				
			1978	1979	1980	1981	1982
	<u>220.59</u>	<u>166.84</u>	<u>12.36</u>	<u>40.10</u>	<u>46.28</u>	<u>34.80</u>	<u>33.30</u>
	<u>56.20</u>	<u>32.20</u>	<u>9.00</u>	<u>10.00</u>	<u>11.20</u>	<u>2.00</u>	<u>--</u>
	39.00	15.00		--	7.00	2.00	
	3.70	3.70		3.00	.70	--	--
	3.50	3.50		3.50	--	--	--
	10.00	10.00		3.50	3.50	--	--
	<u>88.33</u>	<u>78.85</u>	<u>1.25</u>	<u>11.70</u>	<u>18.60</u>	<u>21.50</u>	<u>25.50</u>
	11.78	10.50		4.5	4.0	1.5	
	3.60	3.60		2.0	1.6	--	--
	38.10	34.75		2.0	4.0	10.00	18.00
	26.20	23.20		1.2	7.0	7.50	7.50
	8.65	6.50		2.0	2.0	2.50	--
	<u>40.93</u>	<u>36.06</u>	<u>1.63</u>	<u>13.30</u>	<u>9.63</u>	<u>6.00</u>	<u>5.50</u>
	1.38	1.23		.60	.63	--	--
	10.00	10.00		5.00	5.00	--	--
	9.36	6.26		4.70	--	--	--
	20.19	18.57		3.00	4.00	6.00	5.50
	<u>35.13</u>	<u>20.03</u>	<u>.48</u>	<u>5.10</u>	<u>6.85</u>	<u>5.30</u>	<u>2.30</u>
	10.40	10.30		2.00	3.00	3.00	2.30
	5.80	5.80		1.00	2.50	2.30	--
	--	--		--	--	--	--
	2.65	2.65		1.30	1.35	--	--
	15.00	--		--	--	--	--
	--	--		--	--	--	--
	1.08	1.08		.80	--	--	--
	.20	.20		--	--	--	--

I. JOB CREATION AND RETENTION

INDUSTRIAL DEVELOPMENT PROJECTS

Harlem River Yards Industrial Parks
Woolworth Building Acquisition & Renovation
Zerega Avenue Industrial Park
Lyons Industrial Park

INDUSTRIAL RETENTION PROJECTS

Service & Physical Improvement in Industrial Corridor
Two Vertical Mini-Industrial Parks
Acquisition Modernization & Marketing of Bldgs., Port Morris
Financial Aid to firms in Industrial Corridor
Development of Underutilized Land in Industrial Corridor

COMMERCIAL REVITALIZATION

Hub-149th Street Commercial Revitalization
HUB Retail Complex Development
Fordham Plaza Retail Complex Development
Neighborhood Commercial Revitalization: East Tremont,
West Tremont, East 138th, Southern Blvd., East 167th,
East 170th, Burnside, Grant Concourse, 161st Street

FINANCIAL HELP FOR SMALL BUSINESSES

SBA Direct Loans
Low-Interest Loans & Letters of Credit
Business Insurance Initiatives
SBA 502 Local Development Corporation Loans
Commercial Bank Loan Pool
Federal Procurement to Favor South Bronx Firms
Interest Subsidy on SBA Blackout Loans
Small Business Information

BUDGET CODE

Federal Sources:

BOR = Bureau of Outdoor Recreation
CETA = Comprehensive Employment and Training Act
DAG = Department of Agriculture
DOC = Department of Commerce
DOD = Department of Defense
DOL = Department of Labor
EDA = Economic Development Administration
EPA = Environmental Protection Administration
ERDA = Energy Research and Development Administration
FHWA = Federal Highway Administration
FRA = Federal Railroad Administration
HEW = Department of Health, Education, and Welfare
HUD = Department of Housing and Urban Development
Interstate = Interstate Highway Funding
SBA = Small Business Administration
UDAG = Urban Development Action Grant (HUD)
UMTA = Urban Mass Transportation Administration

Sources of State Funding:

DOT = Department of Transportation
NYSERDA = New York State Energy Research and Development Administration
PASNY = Power Authority of the State of New York

City Sources:

CB = Capital Budget
CD = Community Development
EB = Expense Budget
LPW = Local Public Works

Other Sources of Funding:

PA = Port Authority of New York and New Jersey

